



Barrio Historico Historic Zone Advisory Board
Monday, October 12, 2020 at 4:00PM
Virtual Meeting

Meeting Minutes/Legal Action Report

1. Call to Order/Roll Call

Members present: Karen Costello (Chair), Paolo DeLorenzo, Joseph Patterson, David Thompson, Paul Hobart, and Philipp Neher. A quorum was established, and the meeting was called to order at 4:06PM.

2. Approval of Minutes: September 14, 2020

Motion was made by DeLorenzo to approve the minutes of September 14, 2020 and duly seconded by Thompson with the condition that the date of the LAR/Minutes is corrected. The motion was passed by a voice vote of 6-0.

3. Call to the Audience

None.

4. Reviews

a. HPZ 20-050, 633 S. Meyer Avenue (T20CM05320)

Construction of a one story, single family residence with a rammed earth block wall along Meyer Avenue.
Full Review/Contributing Resource

The project was presented by Chris Pela, the architect, on behalf of the property owner, Kevin Cieszkowski. The project would add a one-story dwelling with 2 bedrooms and 2 bathrooms with approximately 1,700 SF. The building would be in a "U" shape with a lime wash exterior, wood windows and doors and materials to match the existing. The applicant presented at the September 14th meeting and returned to BHHZAB to present revised plans based on their feedback. The chimney was reduced in size, the opening in the courtyard was made into a door, the front courtyard wall was pulled back behind the front façade wall of the historic resource and the setback was pulled 2 ½' off of the south property line.

The Board Members had several questions and comments about the project.

- Code requires a 3' setback. *Yes, the windows will all be clerestory.*
- Are you recessing the windows in the wall? *Yes, they will be recessed 6" which will put them 3' from the property line.*
- The setbacks at the rear are 2' which is still an issue. *The existing structure sits on the property line.*

- The 2' setback at the rear is not enough with people around you. *We believe that we have precedent with the zero setback.*
- Is the front wall rammed earth? Yes.
- I feel that the side yard has a precedent based on the existing house. The rear setback is more difficult to justify, but if doing reduce side yards then it should be OK.
- There was some concern about the mass and scale of the new construction. It was felt that the new building would dwarf the historic structure and that it does not fit on the lot properly.
- There was also concern about the site utilization.

A motion was made by DeLorenzo to approve the project, with the conditions that the setbacks are waived and that the windows are 3' from the property line which includes the 6" wall inset. The motion was seconded by Neher. The motion failed with a vote of 3-3 (Costello, Hobart, and Thompson).

b. HPZ 20-059, 400 W. Simpson

Installation of shade ramada with solar panels; enlargement of 2 basement windows for emergency egress, add 2 roof top mechanical units and repair painted signage.

Full Review/Contributing Resource

Costello recused from this item at 4:37PM.

Bob Vint, the architect, presented on behalf of the property owner. The building was constructed in 1924. There are currently 2 residential units. They would like to build a solar ramada with 35 units, build new site walls with 2 access points for cars and humans, enlarging 2 basement windows, and would like to add roof mounted HVAC units. The applicant addressed the concerns raised by the board members at the September 14th meeting. They changed the design of the curb around the window wells to be rectangular. They reconfigured the perimeter wall to have a stepped stucco portion wrap around the solar patio and use corrugated metal for the remainder of the fence.

The Board Members had several questions/comments:

- What is the finish of the pipe going up from the ramada? *It is a natural finish that will rust over time.*
- Concerned about the height of the fence, 7' is out of character. *The zoning code allows us to go to 7' and it is the preference of the owner.*
- Could you re-use the existing metal fence? *We would have to discuss this with the client. We would also need to build a curb to stop the sheet flow when it rains.*
- Is there a functional reason for the steps on the parapet? *It reduces the scale and follows the slope of the roof. It also matches the steps on the main building.*
- Does the current fence have a door on the east side? Yes.
- It would be OK to have horizontal steps.
- HVAC on the roof is acceptable if the duct work is minimized.

A motion was made by Hobart to approve the project with the following condition that metal fence does not exceed the existing fence height. The motion was seconded by DeLorenzo. The board discussed the need to have the fence match the east side. It was decided to amend the motion to include that the fence should be designed to match the eastern side. Both the motion maker and the seconder were agreeable to the amendment. The motion passed with a vote of 5-0.

Costello returned to the meeting at 5:04PM.

5. BHHZAB Design Guidelines

a. Discussion of the BHHZAB Design Guidelines

Patterson provided information on the October 5, 2020 meeting on the design guidelines. He also provided how to use outline-mode for the review process.

6. Staff Updates—Information Only

None.

7. Future Agenda Items

Patterson had a question about La Guerra Senior Center. He was concerned about the need for work at the building. Staff explained that property owner would need to submit for a review for any work at the site.

8. Adjournment

A motion to adjourn the meeting was made by Thompson and seconded by Hobart. The meeting was adjourned at 5:35PM.